



PLANNING COMMISSION AGENDA

**City Council Chamber
200 Old Bernal Avenue
Pleasanton, California**

**Wednesday, November 13, 2013
7:00 p.m.**

PUBLIC HEARING PROCEDURE

Each of the items listed will be heard as shown on the agenda unless the Planning Commission chooses to change the order. As each item is called, the hearing will proceed as follows:

- A Planning Division staff member will make a presentation on each case and answer Planning Commission questions, as needed.
- The applicant will be asked to make a presentation, if desired, or answer questions. Applicant presentations should be no longer than ten minutes.
- The Chair then calls on anyone desiring to speak on the item. Speakers are requested to state their names for the public record and to keep their testimony to no more than five minutes each, with minimum repetition of points made by previous speakers and by being as brief as possible in making their testimony.
- Following public testimony, the applicant will be given the opportunity to respond to issues raised by the public. The response should be limited to five minutes.

The public hearing will then be closed. The Planning Commissioners then discuss among themselves the application under consideration and act on the item. Planning Commission actions may be appealed to the City Council. Appeals must be filed with the City Clerk's Office within 15 days of the Planning Commission's action.

The Planning Commission Chair may enforce other rules as may further the fair and efficient running of the meeting, such as reducing the amount of testimony time allotted to the applicant and all those who wish to speak when the meeting agenda is lengthy or when there are numerous speakers for any specific item. The audience is requested to respect and extend courtesy to all those wishing to testify on all cases by being quiet while others are speaking.

Next Resolution No. is PC-2013-48

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
2. **APPROVAL OF MINUTES**
 - a. **October 9, 2013**

3. **MEETING OPEN FOR ANY MEMBER OF THE AUDIENCE TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM WHICH IS NOT ALREADY ON THE AGENDA**
4. **REVISIONS TO THE AGENDA**
5. **CONSENT CALENDAR**

Consent Calendar items are considered routine and will be enacted, approved, or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Commission or a member of the public by submitting a speaker card for that item.

a. **Tract 8159, Ponderosa Homes**

Application for Vesting Tentative Map approval to subdivide an approximately 1.89-acre parcel located at 4202 Stanley Boulevard into 12 single-family residential parcels (approved under PUD-97). Zoning for the property is PUD-MDR/OS-PH&S/WO (Planned Unit Development – Medium Density Residential/Open Space – Public Health and Safety/Wildland Overlay) District.

b. **P13-2382, Chabad of the Tri-Valley**

Application for a Conditional Use Permit to operate a religious facility with tutoring at 1258 Quarry Lane, Suite G. Zoning for the property is PUD-I (Planned Unit Development – Industrial) District.

6. **PUBLIC HEARINGS AND OTHER MATTERS**

a. **P13-2028, Anil and Divya Reddy**

Application for Design Review approval to evaluate the conformance of an existing single-family residence in the Ruby Hill Development to the Ruby Hill Architectural Design Guidelines. The property is located at 3737 West Ruby Hill Drive and is zoned PUD-A/OS/LDR (Planned Unit Development – Agriculture/Open Space/Low Density Residential) District.

This item has been continued to the December 11, 2013 meeting.

b. **P13-1858, City of Pleasanton**

Public Scoping Session and Notice of Preparation of a Draft Environmental Impact Report for the East Pleasanton Specific Plan, a site of approximately 1,100 acres located east of Martin Avenue and Valley Avenue, north of Stanley Boulevard, and south of Arroyo Mocho. Portions of the Specific Plan Area located within the City of Pleasanton are currently zoned Public & Institutional District (Operations Service Center), while the area south of Busch Road is zoned General Industrial District.

c. **P13-2446, P13-2447, and P13-2448, City of Pleasanton**

Consider amendments to the General Plan, Downtown Specific Plan, Downtown Design Guidelines, and Municipal Code relating to historic preservation, residential design, story pole requirements, and demolition by neglect within the Downtown Specific Plan Area.

d. **P13-2449, City of Pleasanton**

City-initiated application to amend Title 18 (Zoning) of the Pleasanton Municipal Code to modify Chapter 18.110 (Personal Wireless Service Facilities); and Sections 18.28.040 (Agricultural District), 18.32.050 (R-1 One-Family Residential Districts); 18.36.030 (RM Multi-Family Residential Districts); 18.36.040 (RM Multi-Family Residential Districts); 18.40.030 (O Office District); 18.40.040 (O Office District); 18.44.090 (C Commercial Districts); and 18.56.040 (P Public and Institutional District). These amendments modify the existing code for cellular antennas and equipment including the locational, design, and processing standards. The amendments also remove the locational restrictions currently imposed on other uses seeking to locate within 300 feet of an existing facility, e.g., nursing homes, assisted living facilities, private schools, and childcare centers.

Supplemental Staff Memo, dated November 12, 2013

7. **MATTERS INITIATED BY COMMISSION MEMBERS**

8. **MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION**

a. **Future Planning Calendar**

b. **Actions of the City Council**

c. **Actions of the Zoning Administrator**

d. **Matters for Commission's Information**

9. **ADJOURNMENT**

Notice

Any documents that were provided to the Planning Commission after the Agenda packet was distributed are available for public review during normal business hours at the Planning Division located at 200 Old Bernal Avenue, Pleasanton.

Accessible Public Meetings

The City of Pleasanton will provide special assistance for citizens with disability to participate in public meetings upon reasonable advance notice. If you need an auxiliary hearing aid, sign language assistance, or other accommodation, please contact the following staff at least two working days before the meeting date: Maria L. Hoey, Office Manager, (925) 931-5602; mhoey@cityofpleasantonca.gov.